

Eucalyptus Grove Homeowners Association

Board Meeting

February 9, 2012

Minutes

(Subject to Board of Director's approval)

President, Craig Nicholson called the meeting to order at around 6:10 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Also in attendance:

Greg Honnold

Craig Nicholson,

Joe Mora,

Board Members Absent were Christine Hall and Lisa Welch

Ms. Mary Mason (unit owner of #338),

Bill Bold (Scribe) and

James Nguyen (Bartlein and Company, Inc.)

Ms. Mason (unit 338) discussed the Owner-occupancy restrictions in the **by-laws** and addressing a neighbor's **smoking** in exclusive use area.

Meeting Minutes: The **January Board Meeting minutes** (1/12/12) were reviewed and **approved** as presented.

Treasurer's Report:

	January '12	YTD
Total Income	\$61,665.00	\$61,665.00
Operating Expenses	33,192.60	33,192.60
Reserve Expenditures	56,474.63	56,474.63
Total Expenditures	89,667.23	89,667.23
Transfer to Reserve	(2,000.00)	(2,000.00)
Transfer from Reserve	30,000.00	30,000.00
Total in Savings	\$1,365,946.91	
Total Assets	\$1,434,349.31	

James N. reported Operating Expenses are approximately 0.5% below budget; major expenses in January included foundation/waterproofing improvements to two buildings (\$27,104 total) and one roof replacement (\$29,371).

The January Treasurer's Report was unanimously **accepted** as presented.

Landscaping: Joe M. discussed a tree work proposal from Crane's Tree (tree removal, trimming and new planting) with the Board; James N. will seek a competing bid. Greg H.

will follow up on the issue of tree debris accumulation along the railroad track fence.

Old Business

Items addressed:

- **Exercise Room:** Brief discussion on equipment status.
- **Repairs:** James N. reported no dry rot site repairs currently in work.
- **Foundation/waterproofing improvements:** James N. reported status of project by Carter Constr.
- **Common area repair policy:** Craig N. gave a background summary of the issue to the new Board Members
- **Pool fence:** Tabled.
- **Pagoda lights:** Brief discussion; Greg H. to follow up with new light design options.

No other Old Business

New Business

Items addressed:

- **Sauna door:** Tabled
- **Communication/efficient meetings:** Tabled.
- **Recording liens:** the Board unanimously approved recording a lien on the owner of unit 209 for delinquent association dues.
- **Agenda items for March meeting:** Exercise room equipment/floor cleaning, supplies/equipment for meeting room (Greg).

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:24.

The next Board meeting is scheduled for **Thursday, March 8, 2012, 6:00 pm, at the Grove Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe